

Nov 30 10 24 AM '70

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TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson, Lawyers Building, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Robert H. Eppes, Martha Eppes Lennon, Frank Eppes and Mary Ann Eppes McCullough

in consideration of Five and No/100----- (\$5.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James A. Eppes, his heirs and assigns, forever:

All that lot of land situate on the northerly side of North Franklin Road in the County of Greenville, State of South Carolina being shown as Lot #2 on a plat of the property of the Eppes Estate prepared by J. C. Hill, Surveyor, dated November 24, 1965 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of North Franklin Road at the joint front corner of Lot 1 and Lot 2 and running thence with Lot 1 and Lot 3 N. 25-45 E. 644.2 feet to an iron pin in Langston Creek; thence with Langston Creek N. 62-50 W. 173 feet, more or less, to an iron pin; thence S. 16-10 W. 636 feet, more or less, to an iron pin on North Franklin Road; thence with said Road S. 64-15 E. 52 feet to the point of beginning.

This is a portion of the property owned by Vena A. Eppes who died intestate in 1953 in Greenville County. She left as her sole heirs at law her five children who are the grantors and the grantee herein.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 17th day of October 1970.

SIGNED, sealed and delivered in the presence of:

Rebecca M. Huff (SEAL)  
Donald R. McAlister (SEAL)  
Frank Eppes (SEAL)  
Martha Eppes Lennon (SEAL)  
Robert Eppes (SEAL)  
Mary Ann Eppes McCullough (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

(grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of October 1970.

Donald R. McAlister (SEAL)  
Notary Public for South Carolina  
My commission expires: 8-4-79  
Rebecca M. Huff

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

17th day of October 1970.  
Donald R. McAlister (SEAL)  
Notary Public for South Carolina  
My commission expires: 8-4-79  
Mary Eppes  
Frankie D. Eppes

RECORDED this 30 day of November 1970 at 10:21 AM No. 22619

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